

Avocado Homeowners Association

REPORT OF THE INSPECTORS OF ELECTION

The Inspectors of Election, LLC (TIE)

Annual Meeting of Members and Election of Directors

Saturday, November 01, 2025

The Inspectors of Election, LLC (TIE) was contracted to serve as the oversight authority and independent, third-party election service for Avocado Homeowners Association and were duly recognized by the Chair of the Annual Meeting.

As the duly appointed Inspector of Election at the Annual Meeting of Avocado Homeowners Association held on the date noted above and all adjournments thereto, we hereby report as follows:

Quorum for the Annual Meeting:

1. The total Membership is 101.
2. TIE determined that a quorum of **one-third = 34 members** was obtained as defined by the Bylaws. A total of 34 members (33.66%) were represented by ballot.
3. No Registration Envelopes were received without signature that could not be counted towards quorum or opened and tabulated.

Supervision of Election

1. TIE reviewed and supervised the registration process.
2. TIE determined the authenticity, validity, and effect of each ballot received prior to the close of the polls.
3. TIE determined all challenges and questions in any way arising in connection with the right to vote.
4. TIE determined if any ballots were invalid and were not counted for any reason.

Election Process

1. There were **four (4)** vacant positions open for election on the Board of Directors at the Meeting.
2. The terms for the open positions were for **two** years.
3. In the event of a tie vote between candidates for the final position, candidates may concede to one another, agree to allow for a flip of the coin to determine the outcome, or if neither of these is agreed to by all parties involved, a Run-Off Election will need to be held.
4. Avocado Homeowners Association bylaws allow for cumulative voting.
5. The Candidates were as follows and the votes received for each candidate.

Candidate	Total
Erica Miller	58
Darrell Strom	57
Write In: Daniel Golde	4
Write In: Anthony Scaringelli	4
Write In: Mark Blair (Term not Ended)	3

6. TIE counted and tabulated all votes for the Election of Directors as follows:

Total actual ballots counted: 33

Total votes cast in the election: 126

Total votes possible in the election: 132 ≤ 33 ballots X 4

Total votes withheld or not voted were: 6 *

Total of ballots not counted: 1

*Reason for not counting ballots: Too many votes on 1 ballot

The **four (4)** candidates receiving the highest number of votes are as follows and will serve for terms as set forth herein:


Names of Directors Elected

Candidate	Term Until:
Erica Miller	November 2027
Darrell Strom	November 2027
Daniel Golde	November 2027
Anthony Scaringelli	November 2027

Certification of Inspector of Election

I hereby certify that the above are the results of the voting undertaken by TIE as of this date and time.

Printed Name: Jan Fonti _____

Signature: _____


Title: Chief Inspector of Election _____

Date: Saturday, November 01, 2025 _____

Time: 8:30 AM _____

Destruction/Return of Records

Original documents will be held by the office of The Inspectors of Election, LLC as required by law and will be returned at that time to Avocado Homeowners Association herein.

Requested records are to be returned to:

Avocado Homeowners Association
C/O Keystone Pacific
Attn: Dorian Jackson
5050 Avenida Encinas Ste 160
Carlsbad, CA 92008
djackson@keystonepacific.com

Distribution of Certification

1. Copy to Avocado Homeowners Association
2. Copy in sealed election package
3. Copy to The Inspectors of Election, LLC

Notice Requirement

Avocado Homeowners Association will inform members of the results of this voting event by appropriate means within fifteen (15) calendar days or a time frame and method designated within association governing documents.